

NO ONWARD CHAIN. Well presented and modern two bedroom terrace house enjoying a cul-de-sac location with modern fitted kitchen, modern bathroom and ensuite facility, delightful enclosed garden and allocated parking.

- Two Bedrooms
- Master Bedroom with Ensuite Facility
- Living Room
- Modern Fitted Kitchen/Diner
- Family Bathroom
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Enclosed Rear Garden
- No Onward Chain

The Accommodation Comprises:-
Front door with obscured double glazed panel inset into:

Entrance Hall:-
Radiator, stairs to first floor. door into:

Living Room:- 14' 5" x 10' 4" (4.39m x 3.15m) Maximum Measurements
Double glazed window to front elevation. radiators, flat ceiling, door to under-stairs storage cupboard.

Kitchen/Diner:- 10' 4" x 9' 9" (3.15m x 2.97m)
Double glazed French doors with matching panels to side giving access to garden, flat ceiling inset spot lighting, radiator, range of base and eye level units with work surfaces, one and a half bowl stainless steel sink unit with mixer tap, fridge and freezer, oven, hob with extractor hood over, dishwasher.

Utility Area:- 5' 7" x 3' 3" (1.70m x 0.99m)
Wall mounted gas central heating boiler enclosed within wall unit, washer/dryer.

Cloakroom:-
Close coupled WC, wash hand basin, radiator.

First Floor Landing:-
Flat ceiling, access to loft, smoke detector.

Bedroom 1:- 8' 10" x 8' Plus Recess (2.69m x 2.44m)
Double glazed window to rear, radiator, mirror fronted sliding doors to wardrobe unit with hanging rail.

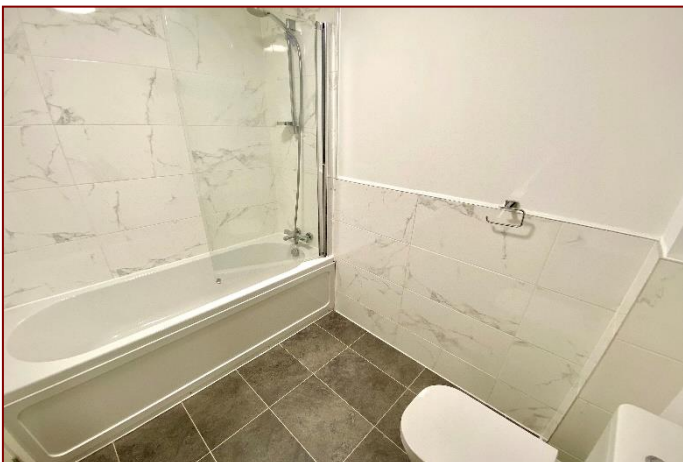
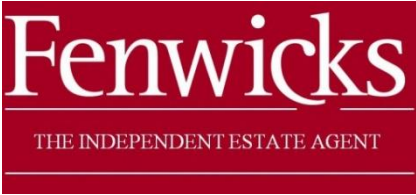
Ensuite Shower Room:-
Shower cubicle, wash hand basin Inset vanity unit, close coupled WC, heated towel rail, extractor fan, mirror, shaver socket.

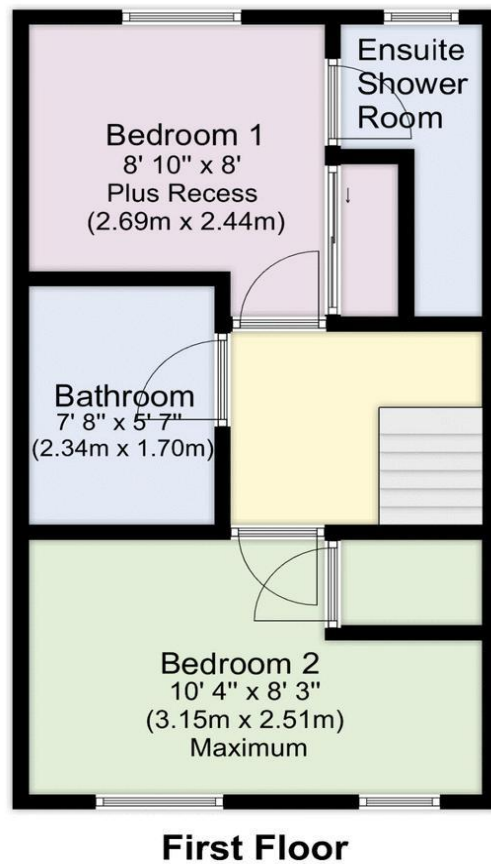
Bedroom 2:- 10' 4" x 8' 3" (3.15m x 2.51m) Maximum Measurements
Double glazed windows to front elevation, radiator, over-stairs storage cupboard.

Bathroom:- 7' 8" x 5' 7" (2.34m x 1.70m)
Flat ceiling, extractor fan, close coupled WC, wash hand basin inset vanity unit, heated towel rail, bath with shower over, shower screen, partly tiled.

Outside:-
Two allocated parking spaces, the rear garden is enclosed by fence panels and laid to lawn for ease of maintenance, patio area, garden shed. Pedestrian access via gate to the rear.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Freehold
Maintenance Charge: We understand there is a maintenance charge of approximately £21 per month.
Property Type: - Terraced House
Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply: - Mains
Water Supply: - Mains, Portsmouth Water
Sewerage: - Mains, Southern Water
Heating: - Central Heating
Broadband - Broadband connected to the property and the seller informs us that this is supplied by BT. Average available download speed for this Postcode of 1600MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
TV: - Virgin
Mobile signal Please check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Two Allocated Parking Spaces
Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environmentagency.gov.uk/homeandleisure/floods/31656.aspx>)
Fenwicks Estate Agents has further information as provided by current vendor





Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£310,000
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